



The Dene, Hindon

£550,000

The Old Chapel, The Dene, Hindon, Wiltshire SP3 6EB

- Charming, Character Cottage in Tucked Away Position
- Within Reach of Amenities & Countryside Walks
- Modern Fitted, Cottage Style Kitchen/Dining Room
- Attractive Garden Room Extension
- Spacious Sitting Room
- Downstairs WC, Plus Separate Utility Room
- Three Bedrooms, One Bathroom
- Private Garden to the Rear
- Garage & Parking
- No Onward Chain
- EPC: E.

DESCRIPTION

Located on a quiet, no through lane, just off of the Hindon High Street, this attractive stone built cottage, within reach of village amenities, and several countryside walks from the doorstep.

The well-cared for accommodation includes, on the ground floor, a welcoming entrance hall, modern fitted, cottage style kitchen/dining room, attractive garden room extension, with double doors into the garden, spacious sitting room with fireplace (subject to checking), again with access into the garden, a downstairs WC and a separate utility with drying facilities.

On the first floor there are three bedrooms, all with built in storage, a large airing cupboard and a family bathroom. A hatch, with pull down ladder provides access to the loft, which is partially boarded, providing further storage.

Externally there is an attractive, cottage style rear garden with summer house, a detached single garage and off-road parking.

LOCATION

The village of Hindon is in a Conservation Area in the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty. Hindon is an attractive, friendly village offering excellent amenities for its size, including an award winning Doctors' Surgery, a happy Primary School (good results), an excellent Community Shop and Post Office, CofE church, two public houses (The Lamb and The Grosvenor), a Sports and Social Club, a playground, and allotments for those with green fingers. There are also a number of stunning countryside walks from the village.

There are very good state and public schools in the area. The village has easy road access (2 miles) to the A303, and SW trains run from Tisbury (3 miles) to London Waterloo and Exeter. Shaftesbury is approximately 8 miles away, the historical cathedral city of Salisbury 19 miles away.



Tisbury (3 miles away) is awash with high quality independent shops and services that include a butcher, solicitors, a highly regarded deli, hair salons, a hardware shop, florist, post office, as well as excellent cafés, a wine shop, community leisure centre a pharmacist and dentist to name but a few, Tisbury really does have it all.





OUTSIDE

To the front is a small outside space, with a couple of steps leading to the front door and a small garden laid to wild flowers. To the side of the property is a small drive, leading to the detached single garage with up and over door, as well as a private driveway providing parking. A gate leads into the rear garden, where paved pathways take you to the back door.

The rear, mature, cottage style garden can also be accessed via double doors in both the garden room and sitting room, where you step out onto a patio, providing space for the garden furniture. The rest of the garden is mainly laid to lawn with well planted borders, providing an array of colour in the summer months, along with a small tree. To the end of the garden there is an attractive summer house and further garden shed, providing storage.

SERVICES

The property is connected to mains electricity, water and drainage. There is oil fired central heating along with a fireplace in the sitting room.

LOCAL AUTHORITY

Wiltshire Council, Band E.

TENURE

Freehold

VIEWINGS

Strictly by appointment, only with Boatwrights.
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GARAGE
13.1 sq.m. (141 sq.ft.) approx.

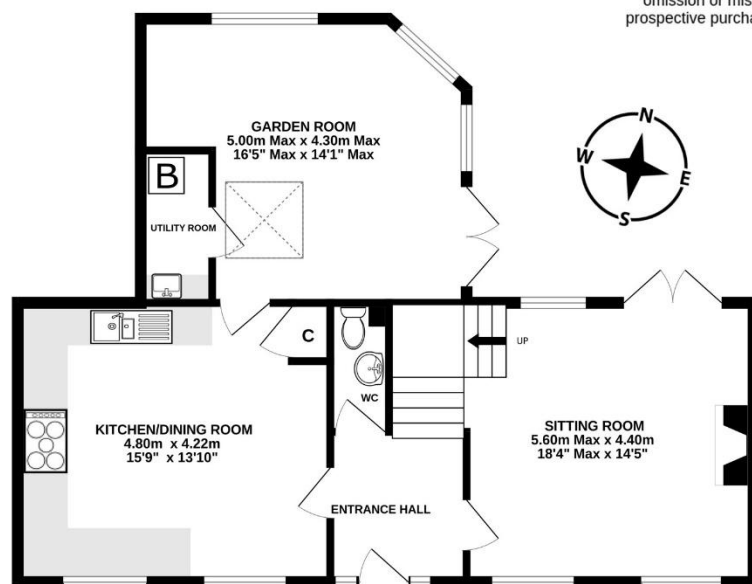
THE DENE, HINDON

TOTAL FLOOR AREA : 124.9 sq.m. (1345 sq.ft.) approx.

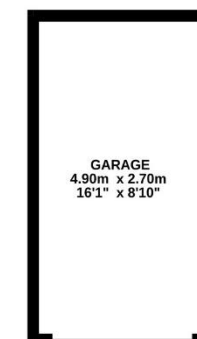
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GROUND FLOOR
67.9 sq.m. (731 sq.ft.) approx.



1ST FLOOR
43.9 sq.m. (473 sq.ft.) approx.



Important Notice

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.

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